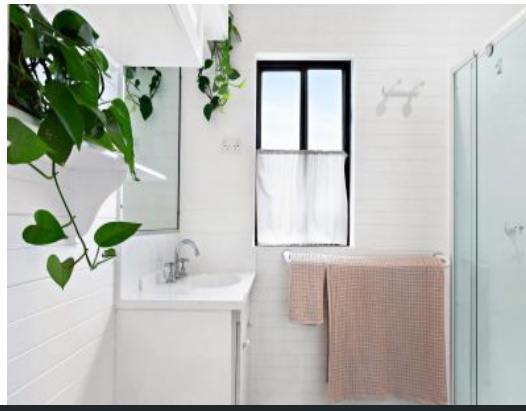


9 Curry Street Aberdare, NSW

2 1 2

Charming Federation cottage

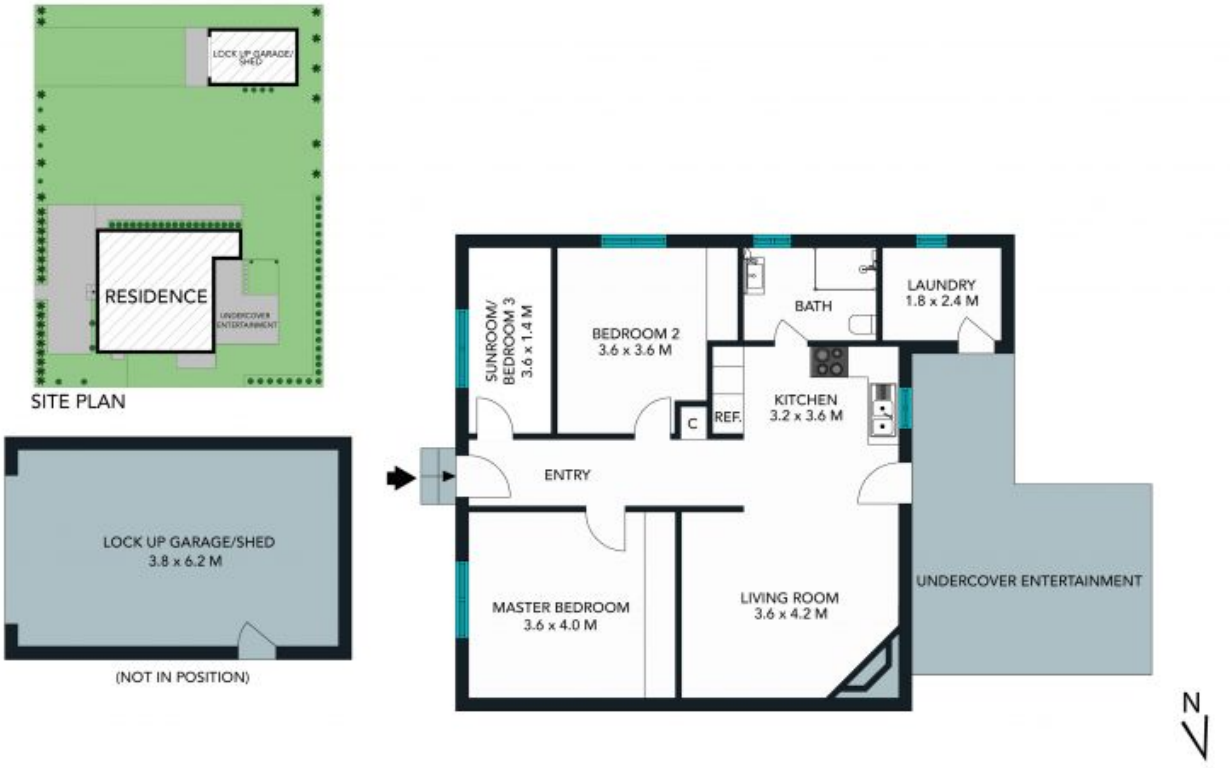
This charming Federation cottage is move in ready and has retained some of its lovely, original features. Situated in the far corner of the laser-level block means the new owner can gain the best use of the private, secure yard. Located only 1.7kms to the CBD and 350m to sporting facilities, this property makes for a great home or investment opportunity. Subject to council approval, you may wish to add a granny flat on this block for extended family or to maximise rental income, adding to the property's overall versatility.

- Two large bedrooms, both with built-in wardrobes and air-conditioning
- Modern kitchen, large living room with s/s air-conditioning and fireplace
- Neutral colour scheme throughout, additional sunroom/study - you choose

Price: $325,000

Matthew Clarkson

0456 791 524



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

9 Curry Street, Aberdare

STONE